BILL GARRETT, Davidson County
Trans:T20140045618 DEEDWARR
Recvd: 06/26/14 14:55 2 pgs
Fees:13.00 Taxes:136.90
20140626-0056161

**Prepared By & Return To:**
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0224HV

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of June, 2014.

Notary Public
Commission Expires: 3/20/2018

ANGELA A RAMSEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES MARCH 20, 2018

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Albert Gipson<br>1621 17th Avenue North<br>Nashville, TN 37208 | OWNER<br>1621 17TH AVE. NORTH<br>NASHVILLE TN 37208 | 081.11-0-202.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Reginald W. Jones and Gilbert O. B. Jones, Jr., heirs at law of Lena Maxcine Bosley**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Albert Gipson**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the southerly half of Lot No. 388 on the Plan of McGavock, Wetmore and others' Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in Book 21, Page 41, Register's Office for the said County.

Said part of Lot No. 388 fronts 50 feet on the westerly side of 17th Avenue North formerly James Street and runs back between parallel lines 170 feet to an alley.

Being the same property previously conveyed to Annie M.F. Martin by quitclaim deed from John G. Martin recorded 6-11-1951 in book 1976, page 516; to John G. Martin by deed from James E.T. Farris and Annie M.F. Martin recorded 5-15-1946 in book 1389, page 473; and to James E.T. Farris and Annie M.F. Martin by deed from E.M. McGee and wife, Lizzie McGee recorded 4-29-1946 in book 1369, page 189. John G. Martin having since died and Annie M.F. Martin having remarried James C. Buchanan, being known as Annie M.F. Buchanan. James C. Buchanan having predeceased Annie M.F. Buchanan. See also documentation of probate (intestate administration) of Lena Maxcine Bosley, docket #13P-930, Davidson county probate court. Previously conveyed to Lena M. Bosley by Executor's Deed from Lena M. Bosley, Executrix for the Estate of Annie Mai Farris Buchanan recorded in inst. #201207250065336, and also by Last Will and Testament of Annie Mai Farris Buchanan filed in docket #12P-684, Davidson county probate court. Lena Maxcine Bosley died intestate on March 22, 2013 and her estate was administered in Case No. 13P930, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, her hirs being Reginald W. Jones and Gilbert O.B. Jones, Jr.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1621 17th Avenue North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 23rd day of June, 2014.

Reginald W. Jones

Reginald W. Jones

Gilbert O. B. Jones, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Reginald W. Jones and Gilbert O. B. Jones, Jr., heirs at law of Lena Maxcine Bosley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Hendersonville~~ NASHVILLE AR, Tennessee this 23rd day of June, 2014.

Angela A. Ramsey

Notary Public
My Commission Expires: 3/20/2018

(Notary Seal)